

025.0

0002

0017.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
1,034,100 / 1,034,100

APPRaised:

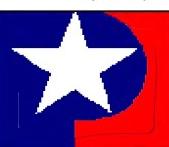
1,034,100 / 1,034,100

USE VALUE:

1,034,100 / 1,034,100

ASSESSED:

1,034,100 / 1,034,100


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		CLEVELAND ST, ARLINGTON

OWNERSHIP

Owner 1:	SPENCER STEPHEN J	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 11 CLEVELAND ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SPENCER STEPHEN J -

Owner 2: SPENCER KIMBERLY A -

Street 1: 11 CLEVELAND ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1910, having primarily Vinyl Exterior and 2555 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
105							5000.000		571,500		6,600		456,000		1,034,100							

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	13 - Multi-Garden			Full Bath:	3	Rating:	Good	3 DOORBELLS, 3 ELEC METERS.									
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	3	Total:	3	3/4 Bath:		Rating:											
Foundation:	3 - BrickorStone			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	4 - Vinyl			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	3	Rating:	Good										
Color:	BLUE			A Kits:		Rating:											
View / Desir:				Fpl:		Rating:											
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C - Average			CONDOS INFORMATION													
Year Blt:	1910	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdct:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		2	5	2					
Sec Int Wall:		%		Economic:			%	Additions:		1	3	1					
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	3 - Hardwood			Override:			%	Baths:									
Sec Floors:		%		Total:	18.6	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	170.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.11419094			General:		3	13	5					
Electric:	3 - Typical			Const Adj.:	0.98990101			COMPARABLE SALES									
Insulation:	2 - Typical			Adj \$ / SQ:	187.500			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	163396												
Heat Fuel:	2 - Gas			Grade Factor:	1.00												
Heat Type:	5 - Steam			NBHD Inf:	1.00000000												
# Heat Sys:	3			NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	702053												
% Com Wall:		% Sprinkled:		Depreciation:	130582			Juris. Factor:			Before Depr:	187.50					
				Depreciated Total:	571471			Special Features:	0		Val/Su Net:	137.02					
								Final Total:	571500		Val/Su SzAd:	252.65					
MOBILE HOME				WtAv\$/SQ:		AvRate:											
Make:		Model:		Serial #:		Ind.Val											
SPEC FEATURES/YARD ITEMS				Year:		Color:											
PARCEL ID 025.0-0002-0017.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	24X20	A	AV	1910	20.21	T	40	105			5,800		5,800
7	Pool A-C	D	Y	1	15	A	AV	2004	58.33	T	12	105			800		800
More: N	Total Yard Items:	6,600	Total Special Features:		Total:	6,600											
SKETCH																	
2	EFP	7	EFP	QFP	10												
SUB AREA																	
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	1,131	56.250	63,619	UAT	100	FLA	100									
FFL	First Floor	1,131	187.500	212,062													
SFL	Second Floor	1,131	187.500	212,062													
UAT	Upper Attic	293	131.250	38,391													
OFP	Open Porch	218	23.830	5,194													
WDK	Deck	169	11.800	1,994													
EFP	Enclos Porch	98	54.450	5,336													
Net Sketched Area: 4,171				Total:	538,658												
Size Ad	2262	Gross Are	5048	FinArea	2555												
IMAGE																	
AssessPro Patriot Properties, Inc																	